

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>01-326</u></a>	<a href="#"><u>VICTOR &amp; AURORA REYES</u></a>
<a href="#"><u>01-428</u></a>	<a href="#"><u>CHURCH OF JESUS CHRIST ALMIGHTY</u></a>
<a href="#"><u>02-037</u></a>	<a href="#"><u>FRANCISCO MORILLO</u></a>
<a href="#"><u>02-137</u></a>	<a href="#"><u>JAVIER ECHEVERRI</u></a>
<a href="#"><u>03-227</u></a>	<a href="#"><u>HENRY &amp; PIEDAD PACHECO</u></a>
<a href="#"><u>03-263</u></a>	<a href="#"><u>BLACKSTONE INVESTMENT OF SOUTH FLORIDA, INC.</u></a>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/2/03 TO THIS DATE:

HEARING NO. 03-12-CZ11-1 (01-428)

25-54-39  
Council Area 11  
Comm. Dist. 10

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.35 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 1/7/03 TO THIS DATE:

HEARING NO. 02-2-CZ11-3 (01-326)

28-54-39  
Council Area 11  
Comm. Dist. 11

APPLICANTS: VICTOR & AURORA REYES

- (1) Applicant is requesting to permit a residence setback 4' from the interior side (south) property line (10' required).
- (2) Applicant is requesting to permit a roofed terrace addition to setback 7' from the rear (west) property line and to setback 4' from the interior side (south) property line (10' required from each).
- (3) Applicant is requesting to permit a utility shed to setback 1' from the rear (west) property line and 0' from the interior side (north) property line (5' required from each).
- (4) Applicant is requesting to permit a lot coverage of 77% (50% permitted).
- (5) Applicant is requesting to permit a utility shed spaced 6' from the residence (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. Victor Reyes," as prepared by Jose A. Martinez, dated received Sept. 7, 2001 & Sept. 27, 2001 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 2 of CALISTOGA ESTATES, Plat book 129, Page 62.

LOCATION: 5756 S.W. 149 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 90'

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 1/7/03 TO THIS DATE:

HEARING NO. 02-4-CZ11-5 (02-37)

3-55-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: FRANCISCO MORILLO

MODIFICATION of Condition #2 of Resolution 4ZAB-220-85, passed and adopted by the Zoning Appeals Board, and only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5; and plans entitled 'Open Terrace for: Mr. Francisco & Monica Morillo,' as prepared by Emilio R. Pinero, consisting of 3 sheets stamped received 2/6/02."

The purpose of the request is to allow the applicant to submit plans showing an existing roofed terrace addition to a zero lot line residence.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 34, Block 11, PANACHE, SECTION 3, Plat book 128, Page 31.

LOCATION: 9041 S.W. 147 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 46.6' x 62'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: JAVIER ECHEVERRI

MODIFICATION of Condition #2 of Resolution 4ZAB-220-85, passed and adopted by the Zoning Appeals Board, and only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4-30-85 on pages one and two; dated revised 5/8/85 on page 3 and dated 3/4/85 on pages 4 and 5."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4-30-85 on pages one and two; dated revised 5/8/85 on page 3 and dated 3/4/85 on pages 4 and 5; and plans entitled 'As-Built Plans for Legalization Mr. Javier Echeverri & W. Maria,' as prepared by Professional Drafting, consisting of 2 sheets, and dated August, 2002."

The purpose of the request is to allow the applicant to submit plans showing an existing roofed terrace, utility room and enclosed garage addition to a zero lot line residence.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 31, Block 11, PANACHE SECTION 3, Plat book 128, Page 31.

LOCATION: 14730 S.W. 90 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: .056 Acre

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANTS: HENRY & PIEDAD PACHECO

- (1) Applicants are requesting to permit a zero lot line residence setback 7.5' from the side street (north) property line (15' required).
- (2) Applicants are requesting to permit the zero lot line residence setback 9.58' from the interior side (south) property line (10' required).
- (3) Applicants are requesting to permit an existing utility building setback 1.41' (5' required) from the rear (east) property line, and setback 1.58' (5' required) from the interior side (south) property line.
- (4) Applicants are requesting to permit penetrable openings of 12' (28' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "House Addition for Mr. Henry Pacheco," as prepared by Oscar Posada, Architect, dated 7-15-03 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 9, FIRST ADDITION TO WOODFIELD, Plat book 121, Page 73.

LOCATION: 10809 S.W. 143 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5,743 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: BLACKSTONE INVESTMENT OF SOUTH FLORIDA, INC.

(1) AU to RU-1M(b)

REQUEST #1 ON PARCEL "B"

(2) AU to EU-M

(3) NON-USE VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit two proposed lots with frontages of 100' each (120' required).

(4) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit two proposed lots with an area varying from 12,500 sq. ft. to 12,546 sq. ft. (15,000 sq. ft. required).

REQUESTS #2- #4 ON PARCEL "A"

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Tentative Plat of December Forest," as prepared by Rene Aiguesvives, Registered Surveyor, dated 7-31-03 and consisting of one sheet.

SUBJECT PROPERTY: PARCEL "A": The south 190' less the south 40' for road right-of-way of the following described land:

A parcel of land lying in the south 478.8' of the west ¼ of the south ¼ of Section 33, Township 55 South, Range 39 East, described as follows:

Commence at the Southwest corner of Section 33; thence N87°29'53"E along the south boundary of the SW ¼ of said Section 33 a distance of 227.6' to the Point of beginning; thence continue along the last described course a distance of 227.6' to a point on said south boundary; thence N1°20'39"W a distance of 478.9' to a Point of intersection with a line parallel to and 478' north of as measured at right angles to said south boundary; thence S87°29'53"W along the last described line a distance of 227.29' to a point said point being 227.29' east of the west boundary of the SW¼ of said Section 33; thence S1°18'28"E a distance of 478.9' to the Point of beginning. AND: PARCEL "B": A parcel of land lying in the south 478.8' of the west ¼ of the south ¼ of Section 33, Township 55 South, Range 39 East, described as follows:

Commence at the Southwest corner of said Section 33; thence N87°29'53"E along the south boundary of the SW ¼ of said Section 33; a distance of 227.6' to the Point of beginning; thence continue along the last described course a distance of 227.6' to a point on said south boundary; thence N1°20'39"W a distance of 478.9' to a Point of intersection with a line parallel to and 478' north of as measured at right angles to said south boundary; thence S87°29'53"W along the last described line a distance of 227.29' to a point; said point being 227.29' east of the west boundary of the SW ¼ of said Section 33; thence S01°18'28"E a distance of 478.9' to the Point of beginning; less the south 190' thereof.

LOCATION: The north side of S.W. 184 Street and approximately 200' east of S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.29 Acres

AU (Agricultural – Residential)

RU-1M(b) (Modified Single Family Residential 6,000 sq. ft. net)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)